

Real Property Report
Gillespie Field Development Council
January 18, 2005

Cajon Air Center

Kevin Brucker has announced and informed the County that he is not interested in sponsoring the 2005 racing season at Cajon Speedway. The County has been contacted by several parties seeking information about opportunities but has received no formal offers.

The County has received a proposal to extend the Motocross facility during environmental studies with a short-term agreement. Negotiations are ongoing.

Phase II Study

Ninyo & Moore were issued a Notice to Proceed and they're starting their work on the Phase II environmental study.

Trolley Corner

We have a signed proposal letter with Jeff Hurley for the development of Trolley Corner. Terms of the lease are currently under negotiation and will be brought to the council when negotiations are complete for their recommendation.

Site 5 – Northwest corner of Weld and Cuyamaca

Site testing is being done by Pacific Scenes in advance of development. Plans for the proposed development are progressing.

Aviation Leases

Staff will respond to proposals from Golden State Aviation and Gillespie Field Partners regarding new leases as soon as the ALP has been accepted by the FAA. In addition we have received a proposal from La Jolla Investments. Details of all proposals will be brought to the Council for recommendations as soon as terms have been agreed to.

If you have questions on any of the above items or any other real property topics, please contact Lee Ann Lardy at 619-956-4824 for additional information

Cajon Speedway might have waved its last checkered flag

By Bill Center
STAFF WRITER

January 6, 2005

Cajon Speedway's plans to run at least one final season of stock car racing in 2005 suffered a potentially decisive setback yesterday when the family that operates the track said it could not continue to do so.

"We're not calling it quits," said Kevin Brucker, president of the Brucker family-owned Cajon Plaza corporation. "But our family is having a lot of problems. We can't operate the track this year due to family and financial reasons."

Through a lease from San Diego County, the Bruckers have run Cajon Speedway – a NASCAR affiliated, three-eighths-mile paved oval adjacent to Gillespie Field in the El Cajon Valley – since the track opened in 1961.

That lease expires Aug. 15.

The Bruckers had hoped to reach a financial agreement with the county for an extension until the 77-acre plot that houses the racetrack and associated businesses – including a motocross track – was needed by the county and the Federal Aviation Administration for development of aviation-related businesses.

"The county has been doing what it could to help us finish out the 2005 season," Brucker said. "But they need to get fair-market value for the land."

That amount has been estimated to be between \$1,500 and \$2,000 an acre per month. Under the current lease, the Bruckers pay 5 percent of the total gross, and that only when the different facilities are being used.

"Financially, it was tough to work out," Brucker said. "And the family is so beat up. We're going through some tough times. It's been one thing on top of the other."

Kevin Brucker's wife, Doris, the track comptroller, is suffering from brain cancer. And the murder trial stemming from the death of former track president Steve Brucker is to start in May. Steve Brucker was killed in the doorway of his El Cajon home in what authorities say was a botched home invasion robbery on April 14, 2003.

Kevin Brucker said he would like to see a racer-associated group step forward and run the Cajon Speedway operations through at least the completion of the 2005 season, either Aug. 15 or beyond if an operating group can be found and a temporary lease can be worked out.

Two groups – one led by former track champion Mark Norris and former driver Bo Lemler and the other by veteran driver Ron Overman – have expressed interest.

But no plans have been formalized because the Brucker family only yesterday decided to remove itself from the operations.

"This decision has been crushing for the family," Kevin Brucker said, fighting back tears. "There are a lot of great people, family and friends, involved in Cajon Speedway. It has been a part of my family's life for 44 years. All us kids grew up there.

"And the track is a slice of Americana. The people there range from lawyers to garage workers. Lives have revolved around Cajon Speedway being the common denominator. We're all car people.

"No one wants to see Cajon continue more than the Bruckers. But we just can't do it under the present situations. We will not be hands-on. We're trying to see if a grassroots organization can take over from among the racers."

The Bruckers made their decision yesterday to clear up any questions going into the track's annual awards banquet, scheduled for Saturday night at the Mission Valley Marriott.

"We always knew the end of the lease would come," Brucker said. "Come Aug. 15, all the improvements on the ground, the buildings, track, grandstands, everything, reverts to the county. But we've been planning for that."

Over the past 15 seasons, Cajon Speedway, like a number of small tracks, has been adversely affected by the growing popularity of stock car racing. NASCAR has moved more of its major races from Sunday to Saturday night for television.

"That has hurt us," Brucker acknowledged.

Since reaching a peak of about 3,800 paid spectators a night in 1990, Cajon has lost about 150 spectators a year off the average. Last year's average attendance was 2,300.

"It's been gradual," Brucker said. "But the last couple years were the first time we had to dip into our financial reserves."

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